

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, November 16, 2021 at 6:30 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Okie Salinas, Mayor Pro-Tem
Pete Morales, Commissioner
J.R. Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager	Alicia Cano, HR Director
Rick Palacios, City Attorney	Adela Perez, Purchasing
Alexandra Rangel, City Secretary	Ronnie Cruz, City Engineer
Richard Ozuna, Police Chief	Sergio Zavala, Planning Director
Roy Contreras, Fire Chief	Yvette Mendoza, Finance Director
Rafael Tapia, AEDC Director	Melisa Gonzales, Special Projects Director

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday November 16, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

C. Presentations and Announcements

Mayor Diana Martinez stated administration and herself have been meeting with developers regarding Tower and Expressway 83, and within the next several months a new business will develop.

D. Consideration and Action to approve the minutes for the first regular meeting of November 2, 2021.

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

E. Consideration and Action to approve the minutes for the special meeting of November 9, 2021.

Commissioner J.R. Garza motioned to approve, and Commissioner Pete Morales seconded. Motion carried.

F. Presentation by Valiant Energy Sources, LLC with discussion and action to pre-purchase electricity beginning on 01/2023.

Juan Galvan and Mando Velis stated that they We are currently assisting the city with a project which would help reduce, if not completely eliminate, the congestion of AEP poles and wires on a stretch of Alamo Rd, between US Highway 2 and Business 83. We are working with AEP to help lower the cost to the city for this future project. They also stated the reason for the presentation being a proposal for a new electrical service provider. If your plan ever gets restructured, then you will remain with your current provider but receive a lower rate that is effective with the new contract start date. Essentially, nothing changes except the price you pay, which decreases. Please keep in mind this restructuring does NOT mean you'll have to pay an early termination fee (ETF). They were able to restructure our energy agreement to include all of the fees and still be lower than what are paying Gexa at a current rate of 1.984 not including the 2.7 cents from winter Uri add that is at 12.8. cents. This long-term plan, Blend and Extend which the city will receive a lower rate that is effective with a new contract without a higher rate. The best option is a 94 month a rate of with an all-in price of 11.8 annual savings and \$218,000 for the term, he is not counting the of \$136,000 from winter Uri a total of \$354,000. The Swing, this is a clause in the contract during the winter and summer months when hit with usage spike charges will not be affected.

City Manager Robert Salinas stated this is not what we have with Gexa.

Mayor Diana Martinez stated our City Manager is currently speaking with AEP about wiring underground.

Juan responded yes, we were able to negotiate a lower rate that was he had quoted Mr. Salinas.

City Manager Robert Salinas asked that he was recommended the year

Juan responded just a reminder we can always go lower, never higher.

City Manager Robert Salinas asked this is something that won't start until 2023.

Juan responded yes, but it is vital to start early.

City Manager Robert Salinas stated as long the city is protected to get out if we need too, then he has no issue going on the long haul.

Commissioner J.R. Garza asked what is the process of putting this underground.

Juan responded with AEP, they will bring in their engineers and to his knowledge they have already met with Mr. Salinas and they will work with you on the process.

Commissioner J.R. Garza asked how soon can they get this done.

Juan responded they were asking \$300,000 but we cut that in half, we are trying to find resources to cut the cost.

City Manager Robert Salinas stated he spoke with Dan Lucio from AEP last week, and it was mentioned they have monies in their grant program and for the city to send an email to send a conversion.

Commissioner Pete Morales asked will this affect if we want to add sidewalks in the area.

City Manager Robert Salinas responded no, unless they are adding new poles. As long they have a minimum 3foot clearance but will try for a 5 foot clearance. If there is an action, then he would recommend to go with the longer term. We just have to check the language of the contract.

Mayor Diana Martinez motioned to approve, and Commissioner Pete Morales seconded. Motion carried.

G. Presentation by Enprotec/ Hibbs and Todd, Inc on an update of the Wastewater Treatment Plant construction project with discussion and action on Change Order No. 3.

Josh Berryhill gave an update on the Wastewater Treatment Plant, currently construction is a tad delayed, that is from a contractional end. Overall construction is on schedule, change order number 1, we did have an issue modifying some side piping and that was approved by owners' allowance. Change order 2 it was a change pump supplier, with delay of water development board funding and vendors asking for additional funding. The Contractor has done a great job keeping everything in budget, because of negotiation this caused a contractional delayed not actual delayed, the pumps are not part of the critical path. Change order 3 is the same situation, this is for the solid storage tank, and the suppliers requested an additional cost, unfortunately it with all negation it was at additional cost and it came out of the owner's allowance. Currently the owners

cost budget sits a \$ 245,000 from the original \$250,000, because that item is \$15,000 we have to bring it to the commission for approval. The SPR structure is coming along as well for the foundation for the admin building.

Mayor Diana Martinez asked are we still on schedule on the actual completion date?

Mr. Berryhill responded construction completion date, yes. Change orders 1&2 have been approved, we were looking at March now it has been pushed to April, 2022. We are asking for change order 3 with concurrent approval with water development board for making any purchase order issued for this eligible for reimbursement.

Mayor Pro-Tem Okie Salinas asked is there an outlook of any change orders that might be coming?

Mr. Barryhill responded they had a meeting yesterday with the contractor and as of right now there is not another change order. One thing Mr. Salinas is requesting is to have a back up generator, that was originally taken out to reduce cost. Now we might have additional funding through the allowance and some emergency funding we can discuss with the contractor. With SB 3 everyone in the state will be buying generators.

Mayor Pro-Tem Okie Salinas stated so we can start working on an estimate.

Commissioner Pete Morales asked the funding for the water development board has been squared out?

City Manager Robert Salinas responded yes, we are all up to date on our payouts and the last one was 14 we have 15 that will be sent in later this month.

Mr. Berryhill stated yesterday we had a kickoff training workshop for the operators, an introduction to the overall process.

Commissioner Pete Morales motioned to approve change order 3, and Commissioner Pilar Garza seconded. Motion carried.

H. Update on the Alamo Drain Canal Project.

City Manager Robert Salinas stated he spoke with Raul Sese and they are already working on the last parcel, and are meeting with the individual who owns the right of way. We should see a significant change with the drainage on Alamo Rd.

I. Consideration and Action to approve a contract for eCivis services for grant services.

Special Projects Melisa Gonzales stated this software allows for contracts to come in and is updated every September. There was a slight increase, but it was budgeted and is a 3 year contract.

City Manager Robert Salinas stated we added an appropriation clause and a few corrections.

Mayor Diana Martinez motioned to approve, and Commissioner Pete Morales seconded. Motion carried.

J. Consideration and Action to approve the Lamar contract for the advertising of Alamo hotel/motels.

Special Projects Melisa Gonzales stated this is our annual renewal and it did go up a little, it does come out from our hotel and motel tax.

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

K. Consideration and Action to approve a Resolution for the Hidalgo County Hazard Mitigation Plan Update.

Special Projects Melisa Gonzales stated both of our Chiefs have been working with the County on a regional hazard mitigation plan and the County is asking for a resolution as Alamo part of that plan.

Commissioner Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

L. Consideration and Action to approve the digital billboard agreement with PSJA ISD.

Special Projects Melisa Gonzales stated this billboard is in San Juan and the price has stayed the same and we do have 9 different turn arounds.

Commissioner Pilar Garza motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

M. Consideration and Action on a resolution to authorize signatures for the depository bank, Frost Bank.

City Manager Robert Salinas stated the next two items are for the same thing, we need 3 commissioner's signatures so we can add them to the bank depository.

Commissioner Pete Morales motioned to appoint Commissioner J.R. Garza, Mayor Pro-Tem Okie Salinas and Commissioner Pilar Garza, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

N. Consideration and Action on a resolution to authorize signatures for the depository bank, Freedom Bank.

Commissioner Pete Morales motioned to appoint Commissioner J.R. Garza, Mayor Pro-Tem Okie Salinas and Commissioner Pilar Garza, and Commissioner Pilar Garza seconded. Motion carried.

O. Consideration and Action on a resolution to vote on the 2022-2023 Ballot of the Hidalgo County Appraisal District Board of Directors.

City Manager Robert Salinas stated in the packet is the official ballot, the city has 20 votes. Either we can split the votes or give it all to one member.

Mayor Pro-Tem Okie Salinas motioned to give 10 votes for Albert Cardenas and 10 votes to Joe D. Olivares, and Commissioner J.R. Garza seconded. Motioned carried.

Mayor Diana Martinez in dissent

P. Consideration and Action to approve the 2021 Tax Roll Totals for the City of Alamo as per Section 26.09(e) of the Texas Property Tax Code.

City Manager Robert Salinas stated he received this from Mr. Paul Villareal Jr. to certify the totals.

Mayor Diana Martinez motioned to approve, and Commissioner Pete Morales seconded. Motion Carried.

Q. Consideration and Action to Reappointment and/ or Replace members of the AEDC Board.

Commissioner Pete Morales motioned to remove J.R. Garza and appoint Raul Medina, Mayor Diana Martinez seconded. Motion carried.

R. Consideration and Action to Reappointment and/ or Replace members of the Planning and Zoning Board.

Commissioner J.R. Garza motioned to remove Molly Gallegos, Omar Guerra, and David Martinez, and appoint Roel Moreno, Arturo Garcia and Jennifer Garza and Commissioner Pilar Garza seconded. Motion carried.

Mayor Diana Martinez in dissent

S. Consideration and Action on the resignation of the City Secretary, Alexandra Rangel.

Commissioner Pete Morales thanked Ms. Rangel and wished her the best.

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

T. Consideration and Action to appoint a City Secretary for the City of Alamo and set salary.

Commissioner Pete Morales motioned to Table and Commissioner J.R. Garza seconded. Motion carried.

U. Consideration and Action on Ordinance to Amend Title 9 -Building Regulations, Chapter 4-Signs, Section 9-4-12(D)(2)(a) (10) to allow two wall signs on commercial structures along the Expressway Corridor; and to also amend Section 9-4-12 (D)(2)(a) (10) (A) to allow a maximum of 15% wall face coverage by said wall signs.

Planning Director Sergio Zavala stated in review of the Sign code, induced by the 7-11 inquiries, it seems logical that there should be a higher measure of latitude in both# of wall signs and% of wall coverage, seeing that it is the most high speed trafficked thoroughfare in the City. See below for the proposed amendments:

Current 1 wall sign but no more than 10% of wall face coverage (max of 500 sq. ft.)

Proposal... 2 wall signs but no more than 15% of wall face coverage (max 500 sq. ft.)

The amendment will allow a 2nd sign but where the total wall face coverage will not exceed 15%. This is a slight increase upward in order to better advertise the store or services along the Expressway corridor. The amendment is designed to be reasonably flexible to the business community along the Expressway, but not to the degree of defeating the ordinances' intent of non-congestive wall advertising, Staff recommends approval.

Mayor Diana Martinez motioned to approve, and Commissioner Pete Morales seconded. Motion carried.

V. Consideration and action on a Proposed Vehicle Purchase for Code Enforcement

City Manager Robert Salinas stated his proposal is for the purchase of a 2022 Ford F-150 for the Code Enforcement Department. The cost of the vehicle is coming out to \$28,832.00-see attached quote proposal. We were previously able to acquire new trucks for less than this amount, however we have noticed a slight increase in vehicle pricing due to the shortages being experienced throughout the U.S. This purchase will be utilizing ARPA funding as previously approved by the City Commission. The budget given for this vehicle was for \$28,000, which it is already over. We are anticipating a surplus on some of the other items that were included on the first half of the ARPA funds, allowing us to make this purchase without necessarily having to worry about the overage. Keep in mind that this purchase does not include the tool box, steps, and lights that we usually add to such vehicles for another \$2,000+. We will attempt to accommodate these purchases through other means. This item is before you since the cost is over \$15,000.

Mayor Pro-Tem Okie Salinas asked do we add the lighting and the toolbox on the truck

City Manager Robert Salinas responded yes, the lights for safety and the toolbox for her tools

Mayor Pro-Tem Okie Salinas asked will it go to public works

City Manager Robert Salinas responded yes or stay here in administration, wherever we can use it.

Mayor Diana Martinez motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

W. Presentations of Departmental Reports.

Departmental Reports were included in the commissioner's packet, no comments from the City Commission

X. Consideration and action to administer the oath of office for Alamo Municipal Judge.

City Manager Robert Salinas stated we did canvass the votes on November 9, 2021, a recount was conducted on November 10, 2021 and found no change. We are just certifying results and the oath of office.

Mayor Diana Martinez motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

Judge Albert Garcia spoke on the victory of Judge Celia Garcia and administered the oath of office for Municipal Judge for the City of Alamo

Municipal Judge Celia Garcia recited her oath of office and thanked the community for their support and prayers.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City
Pastor Tuttle congratulated the new elected officials and voiced his opinion on masks
Luis Hess congratulated the new elected officials

I. ADJOURNMENT

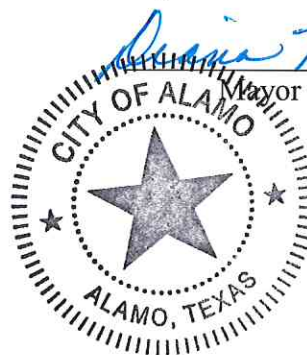
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 6:46pm

ATTEST:

Alexandra Rangel

Alexandra Rangel, City Secretary



Diana Martinez

Mayor Diana Martinez